



**1 BOWERSWAINE COTTAGES, GUSSAGE ALL SAINTS, WIMBORNE, DORSET, BH21 5ES
£550,000 FREEHOLD**

A CHARMING 3 BEDROOM SEMI-DETACHED VICTORIAN COUNTRY COTTAGE, FOR SALE WITH NO FORWARD CHAIN, STANDING IN AN ELEVATED POSITION WITH FAR REACHING COUNTRY VIEWS, IN AN IDYLIC HAMLET CLOSE TO GUSSAGE ALL SAINTS. THERE IS PLANNING PERMISSION TO BUILD A 2-STOREY EXTENSION TO THE SIDE OF THE COTTAGE TO CREATE A GROUND FLOOR RECEPTION ROOM, AND A PRINCIPAL BEDROOM SUITE WITH AN EN SUITE.

SUMMARY:

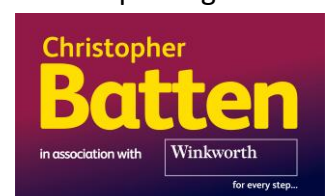
The planning permission reference number is P/HOU/2023/00377, and details can be found on the Dorset Council website.

This delightful country retreat has recently undergone a programme of refurbishment and redecoration, and is presented in excellent decorative order including a newly fitted kitchen and bathroom. The property benefits from a useful brick outbuilding ideal for a garden room/home office, an open fireplace in the sitting room, ample off road parking, and a large, landscaped garden. It is connected to mains electricity, and has a private drainage system and private water supply. The heating is via Dimplex electric heating predominantly from two modern, on demand heat, night storage heaters which can be charged economically at night on a dual rate tariff.

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AT A GLANCE

- NO FORWARD CHAIN
- Far reaching country views
- Planning permission to build a 2-storey extension to the side
- Large, landscaped garden
- Ample off road parking





DESCRIPTION: A covered entrance porch (with external power points) and a front door opens through to the kitchen/dining room. The refitted kitchen has an excellent range of units, worktops, electric ceramic hob with cooker hood above, built-in oven, integrated dishwasher and fridge/freezer, understairs storage cupboard, door to the rear garden, and a utility area with appliance space and plumbing for washing machine and space for tumble dryer. The sitting room features an open fireplace, display shelving and built-in cupboards, and French doors to the garden terrace. There is a refitted ground floor family bathroom comprising bath (with shower and glazed screen), vanity basin, and WC.

From the kitchen/dining room, a staircase leads to the first floor landing with access to the loft space. There are 3 bedrooms with bedroom 2 featuring a Victorian style fireplace and lovely views.

The cottage is set off a quiet country lane, where there is a large, gravelled area providing ample off road parking. Immediately to the front of the cottage, there is a semi-detached brick outbuilding with a pitched roof which could be used as a garden room or home office potential (with an electric night storage heater, lighting and power points, and windows to 3 aspects.)



To the side of the property, there is a large area of garden which is suitable to extend the cottage into, and behind the property, there is a paved patio, and a large expanse of lawn interspersed with a selection of trees which gently slopes down to the river. The garden extends to 3 sides of the property with fence and hedgerow boundaries.

LOCATION:

Gussage All Saints is a pretty and quiet village tucked away from main roads in a chalk valley within an Area of Outstanding Natural Beauty, about 10 minutes' drive from Cranborne and 15 minutes from Wimborne Minster. It has a lively community served by The Drovers Inn, a parish church, a village hall, a Whatsapp group and emergency number, and a defibrillator. The historic town of Wimborne Minster offers a wide range of amenities, and the coastal town of Poole and the city of Salisbury, both of which have mainline rail links to London Waterloo, are within about 30 minutes' drive. The conservation village of Cranborne, on the fringe of the Cranborne Chase, has shops, schools and pubs.

COUNCIL TAX:

Band C

DIRECTIONS:

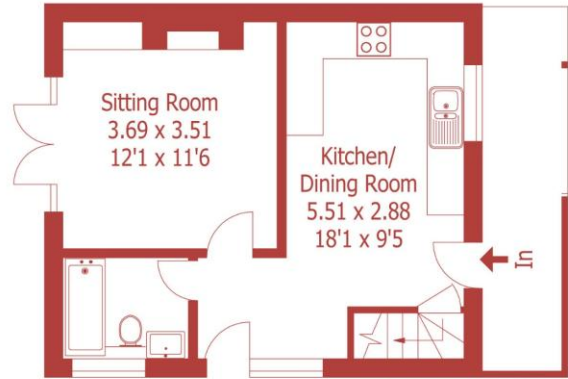
From Wimborne, proceed north on the B3078 towards Cranborne. Just before the Horton Inn, turn left and proceed over the stone bridge, around the bends and up the hill. At the top, turn right, signposted to Gussage All Saints. Proceed down the hill, over a small bridge, and continue to the crossroads with Amen Cottage on the left hand side. Turn right to Bowerswaine, and the cottage can be found on the right hand side, approached off a wide driveway.



Approximate Gross Internal Area :- 72 sq mt / 776 sq ft
 Store Approximate Gross Internal Area :- 16 sq mt / 170 sq ft



First Floor



Ground Floor

For identification purposes only, not to scale, do not scale



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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